



PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON
COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON
COUNCIL MEMBER GABE LELAND, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Mrs. Cherrie M. Wiggins
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 31, 2019
10:00A.M.

A. ROLL CALL

B. APPROVAL OF MINUTES

C. PUBLIC COMMENT

D. 10:05 A.M. DISCUSSION – RE: Discussion with taxing jurisdictions regarding the fiscal impact of the Osi Art Apartments @ West End Brownfield Redevelopment Plan and the Mosaic Eastern Market Brownfield Redevelopment Plan. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**

E. 10:10 A.M. PUBLIC HEARING – RE: Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Osi Art Apartments @ West End Redevelopment Project. (3820 West End, LLC is the project developer (the “Developer”) for the Plan which entails the construction of a mixed-use development of the Property. The redevelopment, currently referred to as “The Osi Art Apartments @ West End,” is planned to consist of first floor commercial-use square footage with an estimated 30 residential units on the upper floors. The proposed structure will be fronted along Grand River Avenue with tenant parking to the rear of the building. The Property is presently vacant with no structures. The total investment is estimated to be \$6.6 million. The Developer is requesting \$360,172.00 in TIF reimbursement. There will be 53 temporary construction jobs and 2 FTE jobs. The 2 FTE jobs will be related to property management.) (Taxing Units; Detroit Brownfield Redevelopment Authority)

- F. 10:25 A.M. PUBLIC HEARING – RE:** Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Mosaic Eastern Market Redevelopment. **(Riopelle Market Development LP is the project developer (the “Developer”) for the Plan which entails the renovation of the existing 105,544 square foot building into an adaptive mixed-use collective that will contain Eastern Market Corporation’s accelerator/commissary facility for food entrepreneurs, along with an eclectic mix of food and creative related business tenants. The existing 2,000 square foot building will be demolished and the vacant area surrounding it will be converted into a parking lot, which will accommodate approximately 370 onsite parking spaces. The renovated building will be known as Mosaic Eastern Market and will feature approximately 66,910 square feet of flexible commercial/office space, approximately 12,235 square feet of food accelerator space, approximately 16,680 square feet of restaurant space, and approximately 16,977 square feet of green energy generation with the installation of an estimated 3,355 panel solar array on the roof. The total investment is estimated to be \$22 million. The Developer is requesting \$6,059,937.00 in TIF reimbursement.) (Taxing Units; Detroit Brownfield Redevelopment Authority)**
- G. 10:40 A.M. PUBLIC HEARING – RE:** Approval of an Industrial Development District on behalf of Real Estate Interests, LLC in the general area of the Intersection of Marrow and Marston Streets, Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition #994) (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**
- H. 10:50 A.M. PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 13 to show a PD (Planning Development District) zoning classification where R3 (Low Density Residential District) and B6 (General Services District) zoning classifications are currently shown on one parcel commonly identified as 3769 East Canfield Street, generally bounded by Garfield Street to the north, Mt. Elliott Street to the east, Canfield Street to the south, and Ellery Street to the west. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
- I. 11:10 A.M. PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 12, by modifying the existing PD (Planned Development District) zoning classification established by Ordinance No. 12-17 on land bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west, to enable the development of the Neighborhood Services Organization’s Clay Apartments, which will provide permanent supportive housing and services. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

- J. 11:25 A.M. PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ by amending Article XVII, District Map No. 4 to modify an existing PD-H (Planned Development District – Historic) zoning classification, established by Ordinance No. 25-96 and amended by Ordinance No. 26-18, shown for property located at 2994 and 2968 Brush Street, 418 and 432 Watson Street, 3001, 3009, 3019, 3027, and 3035 Beaubien Street, and 429 and 437 Wilkins Street, all bounded by Watson Street on the north, Beaubien Street on the east, Wilkins Street on the South and Brush Street on the west to allow for a three –building mixed-use development with below-grade parking. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
- K. 11:30 A.M. PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 36 of the 2019 Detroit City Code, Public Lodging, Article I, Public Accommodations, Division 1, Generally, by amending 36-1-1 to add a definition of “hostel”; to add substitute Division 3, Hostels, to provide for requirements specific to hostels in the City; and to relocate and amend the licensing provisions for the Article to Division 4, Licenses, and to include hostels in the licensing requirements of public accommodations. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
- L. 11:55 A.M. PUBLIC HEARING – RE:** Approve a Commercial Rehabilitation Certificate on behalf of Broadway Detroit Development, LLC in the area of 1308 Broadway Street, Detroit, Michigan 48226, in accordance with Public Act 210 of 2005. **(Petition #1236) (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

UNFINISHED BUSINESS

1. Status of **Law Department** submitting memorandum relative to answers regarding Council President Pro Tem Mary Sheffield inquiries to whether the Inclusionary Housing Ordinance May be Expanded to Include Tax Abatements as a Qualifying Transaction. **(BROUGHT BACK AS DIRECTED ON 10-17-19)**
2. Status of **Housing and Revitalization Department** submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plans for Multiple Fiscal Years. **(The Housing & Revitalization Department (HRD) hereby requests to amend the CDBG Annual Action Plans for the fiscal years noted. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist or are unlikely to be used in a timely manner.) (BROUGHT BACK AS DIRECTED ON 10-24-19)**
3. Status of **Housing and Revitalization Department** submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plans

for Fiscal Year 2016-2017. **(The Housing & Revitalization Department (HRD) hereby requests to amend its HUD Consolidated Plan Annual Action Plan for Fiscal Year 2016-2017, to reprogram unused Community Development Block Grant (CDBG) funds from the account below to be used in FY 2019-2020. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist or are unlikely to be used in a timely manner.) (BROUGHT BACK AS DIRECTED ON 10-24-19)**

4. Status of **Planning And Development Department** submitting reso. autho. Property Sale/Grant of Easement and Licenses – Former Joe Louis Arena and Joe Louis Arena Garage, Detroit, MI. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from First & Congress Management, LLC (“FCM”), a Michigan Limited Liability Company, to purchase the former site of Joe Louis Arena and Joe Louis Arena Garage (together the “Property”) for the purchase price of Fourteen Million One Hundred Thousand and 00/100 Dollars (\$14,100,000.00). (BROUGHT BACK AS DIRECTED ON 10-24-19)**

NEW BUSINESS

HOUSING AND REVITALIZATION DEPARTMENT

5. Submitting reso. autho. Amending an Approved Industrial Facilities Exemption Certificate Amendment, in the area of 7000 Georgia Detroit, Michigan in Accordance with Public Act 198 of 1974 on behalf of Flex-N-Gate. **(Petition #1185). (Prior to the requested amendment, the original IFEC for Flex-N-Gate Detroit, LLC was approved on October 11, 2016. Then in 2017, as required by State Tax Commission (STC) rule number 54, which states, “if the final costs of a project are greater than the original application amount by more than 10%, then the certificate holder shall request that the local government unit approve the additional costs”; Flex-N-Gate Detroit, LLC requested an amendment to IFEC #2016-158 to update their real and personal property costs from \$95,075,000 to \$160,000,000. The IFEC amendment was officially approved by the Council of the Whole on October 17, 2017. However, upon submitting the approved amendment to the STC it was discovered that the original IFEC was only approved for the real property component and that the personal property component was abated under the Eligible Manufacturing Personal Property Tax Exemption program. As such the originally approved amendment should have only amended the real property costs from \$40,000,000 to \$100,000,000.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-31-19)**

HISTORIC DESIGNATION ADVISORY BOARD

6. Submitting reso. autho. To conduct studies to determine whether the Higginbotham School and Johnson Recreation Center meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 21, Article II of the 2019 City Code. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-31-19)**

7. Submitting reso. autho. To Appoint two (2) *ad hoc* members to Historic Designation Advisory Board to represent the interests of the property owner(s) and those interested in the preservation of this historic resource. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-31-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

8. Submitting reso. autho. 1904 Superior – Transfer to the Detroit Land Bank Authority. **(The City of Detroit approved the sale of 1904 Superior (“Property”) to Corrine Davis on November 22, 2004. The sale was cancelled on April 6, 2005. The City’s internal tax records, however, continued to reflect Corrine Davis as the owner of record in error. The Wayne County Treasurer foreclosed against Corrine Davis based on the erroneous tax information. The Property has since been conveyed by Wayne County to the Detroit Land Bank Authority (“DLBA”).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-31-19)**
9. Submitting reso. autho. Transfer of Jurisdiction/Surplus of Real Property – 10644 Gratiot, Detroit, MI 48213. **(The Detroit Parks and Recreation Department (“PRD”) has indicated to the Planning and Development Department (“P&DD”) that the above captioned property, 10644 Gratiot, Detroit, MI (the “Property”), is no longer appropriate to their needs. PRD has requested that the Finance Department transfer jurisdictional control over the Property to P&DD to administer as surplus real property.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-31-19)**
10. Submitting reso. autho. Transfer of Jurisdiction/Surplus of Real Property – Former Joe Louis Arena and Joe Louis Arena Garage. **(The Municipal Parking Department has indicated to the Planning and Development Department (“P&DD”) that the above captioned property, the Joe Louis Arena Garage, Located at 900 W. Jefferson, Detroit, MI (the “Property”), is no longer appropriate to their needs. Municipal Parking has requested that the Finance Department transfer jurisdictional control over the Property to P&DD to administer as surplus real property.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-31-19)**

MISCELLANEOUS

11. **Council President Brenda Jones** submitting memorandum relative to Social Equity Cannabis License Requirements. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-31-19)**